



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

ATTACHMENT C

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File Number: 2005-0030
No. 05-04

E12226

**NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a **Use Permit** filed by **Planet Granite**

PROJECT DESCRIPTION AND LOCATION (APN):

Application for a Use Permit on a 1.3-acre site to allow a rock-climbing gym and an addition to an existing building resulting in 45% Floor Area Ratio (FAR). The property is located at **815 Stewart Drive** in an M-S (Industrial & Service) Zoning District. (APN: 205-27-010)

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to **5:00 p.m. on Wednesday, February 23, 2005**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, February 28, 2005 at 8:00 p.m. by the Planning Commission in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On February 2, 2005

Signed: Gerri Caruso
Gerri Caruso, Principal Planner



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NEGATIVE DECLARATION

This **Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a Use Permit filed by Planet Granite

PROJECT DESCRIPTION AND LOCATION (APN):

Application for a Use Permit on a 1.3-acre site to allow a rock-climbing gym and an addition to an existing building resulting in 45% Floor Area Ratio (FAR). The property is located at **815 Stewart Drive** in an M-S (Industrial & Service) Zoning District. (APN: 205-27-010)

FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter; information provided by the applicant in an "Application for Environmental Clearance" and is based on the fact that the use is in keeping with and not in conflict with the adopted General Plan and Zoning Ordinance. The use is specifically permitted by a Use Permit and would be in keeping with the character of the Zoning District. No endangered species are known to depend on this site for habitat.

This **Negative Declaration** may be protested in writing by any person prior to **5:00 p.m. on Wednesday, February 23, 2005**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On February 2, 2005

Signed: *Gerri Caruso*
Gerri Caruso, Principal Planner

Adopted On _____

Verified: _____
Gerri Caruso, Principal Planner



California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

E12226

PROJECT TITLE/LOCATION (INCLUDE COUNTY):

The Use Permit is located on **815 Stewart Drive**, City of Sunnyvale, County of Santa Clara in an M-S (Industrial Service) Zoning District. APN: 205-27-010

PROJECT DESCRIPTION:

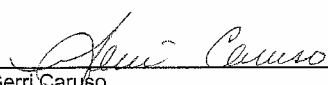
Application for a Use Permit on a 1.3-acre site to allow a rock-climbing gym and an addition to an existing building resulting in 45% Floor Area Ratio (FAR).

FINDINGS OF EXEMPTION:

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Gerri Caruso

Title: Principal Planner, Community Development
Lead Agency: City of Sunnyvale
Date: February 4, 2005

INITIAL STUDY
City of Sunnyvale
Department of Community Development
Planning Division
P.O. Box 3707
Sunnyvale, CA 94088-3707

Project #: 2005-0030
Project Address: 815 Stewart Dr.
Applicant: Planet Granite, Belmont, LLC

1. Project Title: Planet Granite
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department,
Planning Division
3. Contact Person and Phone Number: Andrew Miner 408-730-7707
4. Project Location: 811 East Argues Ave., Sunnyvale, CA
5. Project Sponsor's Name and Address: Micky Lloyd
100 El Camino Real
Belmont, CA 94107
6. General Plan Designation: IND - Industrial
7. Zoning: MS - Industrial and Service
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary)

The project consists of a Use Permit application to allow the change of use of an existing building and the construction of an addition for Planet Granite, a rock climbing facility. The existing building is 20,580 square feet, of which a portion will be removed and a new taller building will be built with a total size of 24,980 square feet. The project would include approximately 18,094 square feet of indoor climbing area, approximately 900 square feet of outdoor climbing area immediately adjacent to the building, and 6,886 square feet of office, restroom and meeting areas. The new building will be sited in the current location of the existing building footprint.

The existing 20,580 square foot building was used as a data/call center, has been vacant for over 2 years and does not have any historical or architectural significance. This site has known underground contamination and is currently being remediated. A detailed discussion of this is contained in the following report.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

	North: Fremont Unified High School property, park
	South: Industrial and Research facility
	East: Industrial and Research facility
	West: Industrial and Research facility
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). California Regional Water Quality Control Board

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INITIAL STUDY ENVIRONMENTAL CHECKLIST
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐

Signature

2/3/05
Date

Andrew Miner, Associate Planner

For: City of Sunnyvale

Project #: 2005-0030
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Applicant: Planet Granite

INITIAL STUDY ENVIRONMENTAL CHECKLIST
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EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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 Applicant: Planet Granite

INITIAL STUDY ENVIRONMENTAL CHECKLIST
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 110, 114
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 110, 114
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	1, 93, 100, 101, 110, 114
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 110, 114
II. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 96, 99, 110
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 96, 99, 110, 111
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 95, 96, 99, 110
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	61, 62, 93, 110, 111
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	93, 110, 111

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 Applicant: Planet Granite

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
III. BIOLOGICAL RESOURCES:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 108, 110, 111
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 108, 110, 111
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 108, 110, 111
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 93, 108, 110, 111
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	38, 93, 110, 111, 120
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 38, 93, 110, 111

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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IV. CULTURAL RESOURCES. Would the project:

- | | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|----------------------------|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9, 39, 58, 59, 60, 93, 110 |
| b. | Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9, 39, 93 |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9, 39, 93, 110 |
| d. | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 110, 111 |

V. LAND USE AND PLANNING. Would the project:

- | | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------|
| a. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 10, 11, 20, 53 |
| b. | Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 53, 110 |
| c. | Conflict with any applicable habitat conservation plan or natural communities conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 38, 93, 110 |

VI. MINERAL RESOURCES. Would the project:

- | | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-------|
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 93 |
| b. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 93 |

VII. NOISE. Would the project result in:

- | | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 15, 53, 93, 110, 111 |
| b. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 15, 53, 93, 110, 111 |

Project #: 2005-0030
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 15, 53, 93, 110, 111
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	1, 15, 53, 93, 110, 111
VIII. POPULATION AND HOUSING. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 10, 110, 111
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 10, 110, 111
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 10, 110, 111
IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 17, 110, 111
b. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	64, 65
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 110, 111
d. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 110, 111
e. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	53, 64, 65, 66, 102, 103

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|----------|------------------------------------|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 9, 26, 39, 58, 59, 60, 110, 111 |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 110, 111 |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 110, 111 |

XI. GEOLOGY AND SOILS. Would the project:

- | | | | | | | |
|-------|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | | |
| (i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 102, 103, 104, 105, 106 |
| (ii) | Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> | 102, 103, 104, 105, 106 |
| (iii) | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> | 102, 103, 104, 105, 106 |
| (iv) | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 102, 103, 104, 105, 106 |
| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 102, 103, 104, 105, 106 |

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	102, 103, 104, 105, 106
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	102, 103, 104, 105, 106
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	102, 103, 104, 105, 106
XII. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 19, 23, 24, 86, 87, 88, 89, 110, 111
b. Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 19, 23, 24, 86, 87, 88, 89, 110, 111
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 19, 23, 24, 86, 87, 88, 89, 110, 111
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 19, 23, 24, 86, 87, 88, 89, 110, 111
e. Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 19, 23, 24, 86, 87, 88, 89, 110, 111
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 21, 89, 110, 111
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 21, 89, 110, 111

Project #: 2005-0030Project Address: 815 Stewart Dr.Applicant: Planet Granite

INITIAL STUDY ENVIRONMENTAL CHECKLIST

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIII. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|
| a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> | 1, 11, 70, 74, 75, 76, 110, 111, 119 |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> | 1, 11, 70, 74, 75, 76, 79, 83, 110, 111, 119 |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 110, 111, 112, 119 |
| d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 11, 70, 74, 75, 76, 79, 83, 110, 111, 119 |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 110, 111, 119 |
| f. Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 34, 110, 111, 119 |
| g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 11, 80, 110, 111, 119 |

ATTACHMENT CPage 14 of 20**E12276**Project #: 2005-0030Project Address: 815 Stewart Dr.Applicant: Planet Granite

INITIAL STUDY ENVIRONMENTAL CHECKLIST

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

XIV. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

- | | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------------|
| a. | Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 64, 65,
102,
103,
118 |
| b. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 64, 65,
102,
103,
118 |
| c. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 64, 65,
102,
103,
118 |
| d. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> | 64, 65,
102,
103,
118 |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 64, 65,
102,
103,
118 |
| f. | Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 64, 65,
102,
103,
118 |
| g. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 64, 65,
102,
103,
118 |

Project #: 2005-0030Project Address: 815 Stewart Dr.Applicant: Planet Granite

INITIAL STUDY ENVIRONMENTAL CHECKLIST

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XV. RECREATION

- | | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|----------|-----------------------|
| a. | Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 17,
110,
111 |
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 17,
110,
111 |

XVII. HYDROLOGY AND WATER QUALITY. Would the project?

- | | | | | | | |
|-------|--|--------------------------|--------------------------|--------------------------|----------|------------------------|
| a. | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 23, 24,
110,
111 |
| (i.) | Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, will it result in an increase in any pollutant for which the water body is already impaired? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 23, 24,
110,
111 |
| (ii.) | Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 23, 24,
110,
111 |
| b. | Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 23, 24,
110,
111 |

Project #: 2005-0030
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INITIAL STUDY ENVIRONMENTAL CHECKLIST
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 23, 24, 86, 110, 111
d. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	23, 24, 86, 87, 88, 110, 111, 114
e. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	23, 24, 110, 111
(i.) Would the proposed project result in an increase in pollutant discharges to receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	23, 24, 110, 111
(ii.) Does the project have the potential to result in a significant impact to surface water quality, marine, fresh, or wetland waters, or to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	23, 24, 110, 111
(iii.) Will the project result in avoiding creation of mosquito larval sources that would subsequently require chemical treatment to protect human and animal health?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	23, 24, 110, 111
f. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	18, 110, 111, 118
g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	18, 110, 111, 118
h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	1, 18, 93, 110, 111, 118
i. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	18, 111

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INITIAL STUDY ENVIRONMENTAL CHECKLIST
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DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT

I AESTHETICS (c) The site is within the context of a large industrial area that contains multistory and large square footage buildings (developed at approximately 35% floor area ratio (FAR)) primarily developed over 25 years ago for industrial uses. The site is also immediately adjacent to an existing school site playfield and park. The proposed structure is a one-story building with architectural projections up 65 feet in height. There is also an outdoor climbing area immediately adjacent to the building. City's implementation of the Industrial Design Guidelines and staff's review of final development plans for compliance with its Use Permit approval, which will be submitted for final Building Permit review, will ensure that the final design of the project will not degrade the visual character of the industrial park nature of the area or quality of the site and its surroundings. As a result of the Use Permit process, this impact will be less than significant.

VII NOISE (a) The project may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the Municipal Code noise regulations, the limited construction time because of the use of the existing concrete pad and allowed hours of construction, this impact will be lessened to a less than significant level during construction.

VII NOISE (d) The project may introduce short-term and temporary additional sources of noise to the project area during construction. Also, the outdoor climbing area may have an impact on the playfield adjacent to the property, though the impact is less than significant because the type of noise would be similar to that found at a recreational area. Through the City's implementation of the Industrial Design Guidelines and Municipal Code noise regulations, the construction noise impact will be lessened to a less than significant level.

XI GEOLOGY AND SOILS (a)(ii) The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for area's with potential for seismic activity, this aspect of the project will be reduced to a less than significant level.

XI GEOLOGY AND SOILS (a)(iii) See Note for XI(ii).

XI GEOLOGY AND SOILS (c) See Note for XI(ii).

XIII TRANSPORTATION AND TRAFFIC (a) The proposed use has net increase of both average daily trips and peak hour trips as compared to the prior use of the site. However, the level of traffic generated by the development does not impact the level service of public streets adjacent to the site.

XIII TRANSPORTATION AND TRAFFIC (b) Although there is an increase of trips, Sunnyvale has a cumulative traffic mitigation fee to which the applicant is subject. The fee is collected at the time of issuance of building permits for new development with a net increase in traffic generation. The funds are expended on transportation projects in accordance with the Transportation Strategic Program's identified projects and improvements.

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INITIAL STUDY ENVIRONMENTAL CHECKLIST
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XIV HAZARDS AND HAZARDOUS MATERIALS (d) The former Philips facility at 811 East Arques and 440 North Wolfe Road located immediately south of the subject site has known groundwater contamination that is currently in the process of being remediated. The plume of contamination extends beyond the Philips site and is also below the subject site. The Mitigated Negative Declaration for the proposed Lowe's Home Improvement Center project (2004-0927), located immediately south of the subject site, contains a detailed discussion of the area's soil and groundwater contamination issued caused by previous uses south of the subject site. The California Regional Water Quality Control Board is the lead agency for the remediation efforts for the area, including the subject site.

As part of the clean-up process, numerous monitoring wells have been installed in the general area, including monitoring wells along the north property line of the subject site. The Planet Granite site improvements do not include extensive grading or excavation which would impact groundwater or the plume. In addition, the existing monitoring wells will remain in their current location and are not impacted by the proposed project due to the reuse of the existing development footprint of the building and site improvements on the property. Because of the site design and construction techniques, there will be a less than significant impact to groundwater and hazardous material exposure.

Completed By: Andrew Miner, Associate Planner

Date:

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are for the most recent version, as of the date the Initial Study was prepared.

City of Sunnyvale General Plan:

1. General Plan Map
2. Air Quality Sub-Element
3. Community Design Sub-Element
4. Community Participation Sub-Element
5. Cultural Arts Sub-Element
6. Executive Summary
7. Fire Services Sub-Element
8. Fiscal Sub-Element
9. Heritage Preservation Sub-Element
10. Housing & Community Revitalization Sub-Element
11. Land Use & Transportation Sub-Element
12. Law Enforcement Sub-Element
13. Legislative Management Sub-Element
14. Library Sub-Element
15. Noise Sub-Element
16. Open Space Sub-Element
17. Recreation Sub-Element
18. Safety & Seismic Safety Sub-Element
19. Sanitary Sewer System Sub-Element
20. Socio-Economic Sub-Element
21. Solid Waste Management Sub-Element
22. Support Services Sub-Element
23. Surface Run-off Sub-Element
24. Water Resources Sub-Element

City of Sunnyvale Municipal Code:

25. Chapter 19 – Zoning Code
26. Chapter 12.60 Storm Water Management
27. Chapter 19.18. Residential Zoning Districts
28. Chapter 19.20. Commercial Zoning Districts
29. Chapter 19.22. Industrial Zoning Districts
30. Chapter 19.24. Office Zoning Districts
31. Chapter 19.26. Combining Zoning Districts
32. Chapter 19.28. Downtown Specific Plan
33. Chapter 19.42. Operating Standards
34. Chapter 19.46. Off-Street Parking & Loading
35. Chapter 19.56. Solar Access
36. Chapter 19.66. Affordable Housing
37. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
38. Chapter 19.94. Tree Preservation
39. Chapter 19.96. Heritage Preservation

Specific Plans:

40. Downtown Specific Plan (SMC 19.28)
41. El Camino Real Precise Plan
42. Lockheed Site Master Use Permit
43. Moffett Field Comprehensive Use Plan
44. 101 & Lawrence Site Specific Plan
45. Southern Pacific Corridor Plan

Environmental Impact Reports:

46. Futures Study Environmental Impact Report
47. Lockheed Site Master Use Permit Environmental Impact Report
48. Tasman Corridor LRT Environmental Impact Study (supplemental)
49. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
50. Downtown Development Program Environmental Impact Report
51. Caribbean-Moffett Park Environmental Impact Report
52. Southern Pacific Corridor Plan Environmental Impact Report

Maps:

53. Zoning Map
54. City of Sunnyvale Aerial Maps
55. Flood Insurance Rate Maps (FEMA)
56. Santa Clara County Assessors Parcel
57. Utility Maps (50 scale)

Lists / Inventories:

58. Sunnyvale Cultural Resources Inventory List
59. Heritage Landmark Designation List
60. Santa Clara County Heritage Resource Inventory
61. Hazardous Waste & Substances Sites List (State of California)
62. List of Known Contaminants in Sunnyvale

Legislation / Acts / Bills / Codes:

63. Subdivision Map Act

ATTACHMENT 2
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ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

- | | |
|---|--|
| <ul style="list-style-type: none"> 64. Uniform Fire Code, including amendments per SMC adoption 65. National Fire Code (National Fire Protection Association) 66. Title 19 California Administrative Code 67. California Assembly Bill 2185 / 2187 (Waters Bill) 68. California Assembly Bill 3777 (La Follette Bill) 69. Superfund Amendments & Reauthorization Act (SARA) Title III Transportation: 70. California Department of Transportation Highway Design Manual 71. California Department of Transportation Traffic Manual 72. California Department of Transportation Standard Plan 73. California Department of Transportation Standard Specification 74. Institute of Transportation Engineers - Trip Generation 75. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook 76. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways 77. California Vehicle Code 78. Traffic Engineering Theory & Practice by L. J. Pegnataro 79. Santa Clara County Congestion Management Program and Technical Guidelines 80. Santa Clara County Transportation Agency Short Range Transit Plan 81. Santa Clara County Transportation Plan 82. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division 83. Santa Clara County Sub-Regional Deficiency Plan 84. Bicycle Plan Public Works: 85. Standard Specifications and Details of the Department of Public Works 86. Storm Drain Master Plan 87. Sanitary Sewer Master Plan | <ul style="list-style-type: none"> 88. Water Master Plan 89. Solid Waste Management Plan of Santa Clara County 90. Geotechnical Investigation Reports 91. Engineering Division Project Files 92. Subdivision and Parcel Map Files Miscellaneous: 93. Field Inspection 94. Environmental Information Form 95. Annual Summary of Containment Excesses (BAAQMD) 96. Current Air Quality Data 97. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?) 98. Association of Bay Area Governments (ABAG) Population Projections 99. Bay Area Clean Air Plan 100. City-wide Design Guidelines 101. Industrial Design Guidelines Building Safety: 102. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1) 103. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2) 104. Uniform Plumbing Code, (Including the California Plumbing Code) 105. Uniform Mechanical Code, (Including the California Mechanical Code) 106. National Electrical Code (Including California Electrical Code) 107. Title 16 of the Sunnyvale Municipal Code Additional References: 108. USFWS / CA Dept. F&G Special Status Lists 109. Project Traffic Impact Analysis 110. Project Description 111. Project Development Plans 112. Santa Clara County Airport Land Use Plan 113. Federal Aviation Administration 114. Site Map 115. FEMA Flood Zone Maps 116. Soil-Gas and Soil Report by Locus Tech. 117. Well Monitoring Map by Locus Technologies 118. Calif. Regional Water Quality Control Board 119. Traffic Impact Analysis by Abrams Asso. 120. Tree Survey by Arborwell Professional Tree |
|---|--|